

Before the Board of Zoning Adjustment, D. C.

Application No. 11751 of W. Averell Harriman, pursuant to Section 8207.11 of the Zoning Regulations for a variance from the requirements as provided in Section 7206.3 for paving of open parking spaces with an all-weather, impervious surface, to allow a bluestone surface in the R-3 Zone located at 3038-32 N Street, N.W., Lot 47 in Square 1209.

HEARING DATE: October 16, 1974

EXECUTIVE SESSION: October 25, 1974

FINDINGS OF FACT:

1. The subject property is improved by a single-family dwelling of the rowhouse construction and is located in an R-3 zone.
2. The applicant requests a variance from the requirement that the open parking spaces to be established be paved with an all-weather, impervious surface, in order that the area be covered instead with bluestone, so as not to disturb the existing drainage, therefore eliminating the necessity for the installation of a drain in the area.
3. The parking area will be located at a distance of approximately 250 feet from the street, and at a grade approximately 50 feet below the street elevation, thus making the installation of a drain extremely difficult if not impossible.
4. Mrs. Harold B. Hinton, Representative of the Georgetown Citizens Association, testified, not in opposition, but to emphasize the importance of protecting adjacent properties from drainage overflow as a result of the creation of the parking area.
5. H. A. Osborg, Chief, Engineering Branch, Inspection Division, has written that paving the parking area with an impervious surface will require installation of a drain, whereas a covering of bluestone will not disturb the existing drainage situation, and thus will eliminate the necessity of a drain.
6. The contractor, G. Morris Steinbraker & Son, Inc., has also stated in writing that the bluestone cover would obviate the necessity of a drain and that the bluestone would be preferable to available bank gravel, or other type of stone, both from the point of view of drainage and of appearance.
7. Except for Mrs. Hinton, no one registered opposition at the Public Hearing.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the applicant has shown that the strict application of the Zoning Regulations would result in a practical difficulty, as required by Section 8207.11 of the Zoning Regulations, and that the granting of the variance requested will not be detrimental to the public good or impair the meaning and intent of the Zoning Regulations.

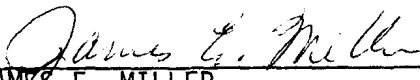
ORDERED:

That the above application be GRANTED.

VOTE: 5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

ATTESTED BY:


JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: **DEC 09 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
